

6/30/08 - Monday, June 30, 2008

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of June 30, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Kayser, Waedt, Duax, Kaiser, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. **REZONING (Z-1419-08) - I-1P and C-3P to C-3P N. Clairemont Avenue and Truax Blvd.**

Mr. Tufte reported that the applicants have submitted a letter requesting that this item be postponed until a site plan is completed for review.

Mr. Kaiser opened a public hearing on this request and no one appeared in support or opposition.

Mr. Duax moved to postpone the request until a site plan has been submitted. Mr. Kayser seconded and the motion carried.

2. **REZONING (Z-1420-08) - TR-1A to C-3P, 3675 London Road**

Royal Construction has submitted a request to rezone property located at 3675 London Road from Temporary R-1A to C-3P and to adopt the General Development Plan for a health care facility. The Plan Commission and City Council had previously approved a site plan and C-3P zoning for the property to the east for a health clinic. This parcel will be added to the site plan which will allow a revised grading plan which better fits the site and also allows for a possible expansion. The existing house will be removed.

Tim Pabich, Royal Construction Company, appeared in support and no one appeared in opposition.

Mr. Kayser moved to recommend approval. Mr. Waedt seconded and the motion carried. Mr. Pearson abstained.

3. **REZONING (Z-1421-08) - TR-1A and R-1A to C-3P, Black Avenue & North Crossing and
CERTIFIED SURVEY MAP (CSM-4-08) - Commercial Lots
and
SITE PLAN (SP-0822) - Convenience Store, Black Avenue**

Mr. Buchanan joined the meeting.

Neil Haselwander has submitted a request to rezone property located at the southwest corner of Black Avenue and CTH "Q" from TR-1A and R-1A to C-3P and to approve the General Development Plan for commercial development. The plan includes a site plan for the first phase for convenience store and restaurant and a CSM for the property.

Mr. Tufte reported that the Comprehensive Plan>

The first phase shows a convenience store, restaurant, and car wash. Access is provided with a driveway from Black Avenue. The plan shows a 40' wide curb cut, but staff recommends a 36' wide curb cut to allow 3 lanes of traffic. Staff also recommends additional landscape trees on the north and east sides of the plan. Public Works staff is also recommending a Traffic Impact Analysis (TIA) for the entire development, as well as a possible commercial development to the north.

Neil Haselwander, applicant, appeared in support. He commented that he has already ordered the TIA. He is also providing a park and ride location to the south off Black Avenue, which still needs approval from WIS/DOT.

No one appeared in opposition.

Mr. Duax moved to recommend approval of the rezoning, Certified Survey Map, and site plan with the conditions listed in the staff reports. Mr. Buchanan seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0822) - Non-accessory Parking, 109 Mt. Washington Avenue**

Mr. Tufte reported that Steven & Ellen Terwilliger have submitted a request to utilize an existing detached garage on a parcel located across the alley at 109 Mt. Washington Avenue. The lot to be divided is 20,000 square feet and can be divided into two lots. The applicants want to use the garage located on the north side of the lot and the extra yard for garden space. The alley cannot be vacated because it provides access to other lots to the east.

No one appeared in support or in opposition.

Mr. FitzGerald moved to approve the request subject to the conditions listed in the staff report. Mr. Pearson seconded and the motion carried.

5. **LEASE OF CITY PROPERTY - Mt. Tom Tower**

The City has been in negotiations with Verizon Wireless to replace the City's existing tower and pole on Mt. Tom. The new 160' high tower will replace the existing tower at a new location on top. A new equipment shelter is proposed at the base for the City, Verizon Wireless, and other users. The City will own the tower and shelter. Verizon Wireless will also remove the existing tower.

Peter Campbell, Verizon Wireless, spoke in support.

Mr. Kayser moved to recommend approval. Mr. FitzGerald seconded and the motion carried.

6. **EXCESS LAND - 424 Hobart Street**

The City owns a vacant parcel at 424 Hobart Street. The lot is small and is 4,517 square feet in area. The parcel is within the flood plain and nonconforming in size. There is no City need for the parcel. Mr. Tufte explained that the best use is to combine the lot with adjacent parcels in order to develop a more economic use such as a parking lot.

Mr. FitzGerald moved to recommend that the parcel be declared excess property. Mr. Kayser seconded and the motion carried.

7. **PRELIMINARY PLAT (P-03-08) - Shadowood Estates, Town of Pleasant Valley**

Hiess-Loken has submitted a preliminary plat for Shadowood Estates located on the west side of Hwy. 93, south of Walnut Road, in the Town of Pleasant Valley. The property originally was a 40-acre section which connects to Tamara Drive then to Walnut Road. Part of the land was acquired for right-of-way for Hwy. 93. Originally a CSM was considered by the City for a 4-lot split but the County did not approve Lots 3 and 4. The owner is now proposing to create Lots 3 and 4 as a subdivision rather than CSM to meet County standards. Mr. Tufte stated that the lots meet the 4 dwelling units/40 acres under City subdivision standards.

Jason Steen spoke in support.

Mr. FitzGerald moved to approve the preliminary plat. Mr. Duax seconded and the motion carried.

8. **FINAL CONDO PLAT (P-02-08) - Milestone Condominiums, Mill Run Road**

Vierbicher Associates has submitted the final condo plat for Milestone Senior Living Condominiums located south of Hwy. 312 and west of Mill Run Road. The final condo plat proposes a Phase I, 4-unit building, and shows the future phases for the project. The final condo plat is consistent with the preliminary condo plat and site plan.

Steve Wiggins, RHS Companies, spoke in support.

Mr. FitzGerald moved to recommend approval. Mr. Kayser seconded and the motion carried.

9. **SITE PLAN (SP-0817) - Princeton Crossing Condos, Black Avenue**

As a condition of approval of the Princeton Crossing Condo project the applicant has to submit a restoration plan for the grading of the site north of the 4-plexes and a time frame for completion and revegetation. Mr. Haselwander has submitted a plan for approval. The restoration plan for the area shall be completed by 2010. The grading and erosion control plan will be with topsoil, seed, and mulch.

Mr. Haselwander addressed the concerns of the commission. He stated that in the future he would hope to submit a development plan for the north area, but this depends on the Eau Claire housing market and how well the proposed development is received. He is proposing a spruce tree planting along the edge of the development to the west, extending north to LaSalle Street. He presented a map showing the proposed plantings.

Mr. Kayser moved to approve the restoration plan with the conditions listed in the staff report, and adding a third condition which includes the spruce tree plantings along the edges of the development. Mr. Buchanan seconded and the motion carried.

10. **SITE PLAN (SP-0823) - Mini-storage Facility, 2715 Pleasant Street**

Tim Pabich has submitted a site plan for a new mini-storage facility at 2715 Pleasant Street. The proposed development shows four rows of mini-storage bays that vary in size. Bituminous pavement will surround the storage bays for access/circulation. Mr. Tufte noted the Xcel Energy power lines crossing the property and a need for notification and clearance for the easement.

Tim Pabich, Royal Construction, spoke in support. He preferred not to have to get a letter from Xcel Energy because of their difficult communications in Denver.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report, modifying #3 to provide a variety of trees in the boulevard to promote tree diversity, and #4 adding the following words to the beginning of the condition, "The

Plan Commission recommends that ". Mr. Buchanan seconded and the motion carried.

11. **SITE PLAN (SP-0824) - 112 E. Grand Avenue**

Jeff Mares has submitted a site plan for a waiver in parking in the Central Business district (CBD) at 112 E. Grand Avenue. There will be seating for 29 people, which requires 10 parking spaces. The previous use of the site was office space. The variance is for 7 parking spaces. Mr. Tufte pointed out the 10 public stalls across the street, plus the Barstow lot and the parking ramp all within 800 feet of the establishment.

Jeff Mares, applicant, spoke in support and described the operation of the tea shop.

Mr. FitzGerald moved to approve the site plan with the condition in the staff report. Mr. Kayser seconded and the motion carried.

12. **COMPREHENSIVE PLAN AMENDMENT**

Mr. Tufte introduced a work plan and public participation plan to the commission for approval to begin to provide amendments to the Comprehensive Plan concerning sustainability in the community. The 2000 Smart Growth initiative did not have much in terms of sustainability. The City Manager has initiated a staff "Green" team to look into items concerning sustainability within the City's operations. Mr. Tufte outlined the public participation into a series of four public meetings. There will also be informational surveys available on the internet and in the media. He felt this item should be carried out in a timely manner, with conclusion this winter, and any proposed amendments will then be considered at public hearings.

Commissioners expressed their approval of this initiative and encouraged its use also as an educational opportunity for the community.

Mr. Buchanan moved to approve the initiation of a Comprehensive Plan amendment process for policies relating to sustainability. Mr. Larson seconded and the motion carried.

13. **MINUTES**

The minutes of the meeting of June 16, 2008, were approved.

Fred Waedt
Secretary